

THE BUILDING BLOCK

Impact of Budget Balancing Actions on DFCM

We have all heard about the revenue shortfalls that the State has been struggling with over the last year. The Legislature has met several times in repeated efforts to balance the budget as the shortfall continued to grow.

So what impact did the budget balancing efforts have on DFCM? Funds previously appropriated for capital projects have been one of the primary sources for balancing the budget through delayed funding, changing from cash to bond financing of projects and the cutting of project budgets. Legislative actions have also had a major impact on DFCM's operating budgets.

At the time of the 2001 regular session, the revenue projections for the State were still very positive. As a result, the Legislature appropriated \$275,297,100 of cash for capital projects. This was a record level of funding for capital projects and was about twice as much as the highest level of funding during the previous five years.

The initial legislative actions were to delay substantial portions of the funding to a subsequent fiscal year. Ultimately, the Legislature had to resort to bonding to replace much of the funding that was previously provided through cash. To date, \$143,130,000 of the 2001 cash appropriations has been taken back and replaced with general obligation bonds. The cash appropriations that

were not converted to bonds consist of project funds that were spent before the severity of the shortfall was known or funding for capital improvement projects that the Legislature philosophically views as ongoing maintenance and is not willing to bond for.

In the 2002 regular session, the Legislature appropriated \$19,011,400 from cash for capital development projects. All of this funding was replaced with general obligation bonds in the July 2002 special session.

The only place in which capital project funding has been cut is in capital improvements. Capital improvement funding was cut by \$4,400,000 in FY2001-02 and \$8,979,300 in FY2002-03. These funding cuts were allocated to specific projects and have resulted in \$13,379,300 of capital improvement projects not being done.

DFCM's Administrative Budget has also been severely impacted. This budget funds DFCM's general administration, project management and real estate functions. This budget has gone through several rounds of budget cuts in both FY2001-02 and FY2002-03. The most drastic action occurred in the July 2002 special session when the Legislature took away all of the General Fund appropriation for this budget of \$2,786,600 and replaced it with surplus funds in DFCM's Project Reserve and Contingency Reserve.

These reserves cannot be relied

upon for the future funding of DFCM's Administrative Budget as any surplus funds depend on savings being generated from ongoing appropriations for capital projects. Recognizing this, the Legislature has discussed the potential of having DFCM charge projects for its services. There has also been discussion of charging agencies for real estate services. DFCM is very concerned with the impact that charging for services will have on the other agencies and institutions as well as DFCM's relationship with them. This concept will be discussed further in legislative interim meetings in August as well as in the 2003 regular session.

The Facilities Management Internal Service Fund has also undergone a number of budget reductions through reductions in the rates it charges agencies.

DFCM management is aggressively pursuing the re-establishment of an ongoing, reliable funding source for the Administrative Budget. We have received several assurances from key decision makers in the budget process that this will be accomplished and that we should not worry about the funding shift.

*Article
Submitted by
Ken Nye
Thanks Ken!*



A CAPITOL HILL ICON GETS READY TO RETIRE

RICHARD ESTA began employment for the State of Utah on February 20, 1967, in the indoor/outdoor maintenance field under the administration of Governor Calvin Rampton. At the time, Governor Rampton was living in the old Governor's Mansion on Fairfax Avenue. This home now belongs to John Price, who purchased it in 1977, when Scott Matheson came into office. Governor Matheson, as most of you know, coordinated the renovation of the Kearns Mansion on G Street, after which he resided there.

The maintenance function up to this time was administered under the Secretary of State's office, and during Scott Matheson's tenure, David Monson served in this capacity. So Richard worked as David Monson's employee, but actually worked directly with Norma Matheson. In March of 1977, legislation was passed which moved the maintenance function of the state's buildings and grounds out from under the Secretary of State's direction to the Utah State Building Board. This was the humble beginnings of DFCM. Richard became at this time the groundskeeper for the state buildings, which included the Governor's Mansion, the Capitol, the Daughters of the Utah Pioneers Museum, and the Travel Council.

In 1984, during the administration of Governor Norman Bangerter, Richard was promoted to Grounds Manager. The Bangerter family finished their tenure, and he remained in this position when Governor Michael Leavitt came into office.

During all these years, from 1967 to 2002, our State Greenhouse has supplied the plants necessary to keep the buildings DFCM manages decorated and pleasant to work in. Richard can be justifiably proud in acknowledging that during all these years of producing plants for the state, he always had a successful

crop. Randy Manning, the director of the Utah State Building Board had remarked that one day Richard would be supplying all of the state buildings with the needed plants for their landscaping.

Richard wasn't formally educated in his field, but gained a thorough knowledge of plant practices by observing how the park managers around the city did their work. He would ask lots of questions, watch, and learn. He would look at other garden areas and get ideas from them. In fact, the idea for the calendar at the front of the Capitol came from the calendar at Liberty Park. One day while observing how it was done, the manager told him that it was his idea, and he had better not steal it! But, he incorporated into the Capitol landscape, and it was a great addition. The calendar was planted every year from that time until this year. During the last growing season a disease went through the greenhouse that would cause the plants to die when the hot weather hit. Richard tried everything to eradicate the disease, but could not get it under control. This is why it was not planted this year.

Richard has seen many changes over the years. When he started, the organization consisted of only the Capitol, the Governor's Mansion, the DUP Museum, and the Travel Council. Now, DFCM manages some 600,000 square feet of space, stretching from Davis to Utah County, and includes buildings located in Uintah County as well.

Nearly all of the offices of state government were located here on Capitol Hill, either in the Capitol or the State Office Building. Over the years the population growth of the state has made it necessary for these state agencies to reside in buildings of their own to function effectively.

Richard has watched the growth in our own Division over the years, has seen many changes, and has had to grow and change with it. Processes, people, equipment all have changed,

and he has had to change how he has dealt with it all to keep up. Up until about ten years ago, Richard and his crew hand watered everything. There was no automated sprinkler system. During the early '90's, the computer operated Maxi-Com system was installed, and now, watering schedules are controlled by keyboard.

Before he became manager, the front of the Capitol was Richard's "baby." He would personally plant, water, weed, and keep it looking beautiful. One of the things he enjoyed most during this time was visiting with the tourists from all over the world traveling through the state. He enjoyed the different people, and always felt pride that he was presenting a good face for Utah.

What would Richard consider highlights of his career with the State? One of them would have to be working with the Rampton's. Whenever they were entertaining famous personalities they would include Richard and his crew, and made them feel like part of the family. He has attended functions with Robert and Ted Kennedy, Vice President Hubert Humphrey, Bob Hope, Phyllis Diller, William Holden, and the Starz Basketball Team. At Christmastime, the Rampton's included them in their plans, and would even come and visit some of their functions as well.

Another was the annual summer barbecue that Governor Bangerter would hold to show his appreciation to the grounds crew that worked so hard throughout the year to keep the state's facilities looking nice. The luncheon at Christmas for the grounds and maintenance staff was always a pleasure to attend as well.

Richard remembers the excitement and challenge of working with the various administrations, and under each one, he has always been successful in finding a way to do the things that they wanted done.

Richard has been an important part

of the history of our Capitol, and of our division. He has seen much change, runaway growth, and leaps in the advancement of technology. Through it all he has been able to adapt and perform, and keep our working areas pleasant and enjoy-

able. We appreciate all that Richard has done for us, and want to give him a hearty and heartfelt thank you. We will truly miss him, and we want to wish him well in whatever he goes on to.

*Article submitted by
Priscilla Anderson
Thanks Priscilla!*

JOHN MENG RETIRES AFTER 28 PLUS YEARS OF SERVICE

John Meng began his career with state government on October 1, 1973, working as a clerk for the Department of Alcoholic Beverage Control. His store was the first state-owned self-serve liquor store, and was located on Foothill Boulevard. He also worked at the store located on Sixth Avenue, which was the second one of its kind. After six months, John accepted a position with the Department of Social Services, General Services Division. He stayed in this department for approximately four years, after which he became an employee of DFCM, and eventually migrated to a maintenance position with us.

During his career with Social Services (now called Human Services), John first delivered mail, then moved to conducting property acquisitions, managing fixed assets which included supervising the inventory control program, conducted risk management surveys, assessments and completed reports, and coordinated security for the buildings under this department. He remembers particularly working with Paul Rose, the Director at the time of Social Services, Andy Gallegos, Norm Angus, and Dale Williams (Dave Williams' father).

When John started (under Governor Calvin Rampton's administration) the administrative office for Social Services was located here in the Capitol. There were 21 satellite offices and three individuals that would divide up the "mail runs."

After moving to the position of Inventory Control Supervisor, John took the responsibility of keeping track of \$107 million worth of assets for the Department of Social Services. He took the job very seriously, and worked hard to manage them correctly. He remarks with interest how when he first started, any item over five dollars was regarded as a fixed asset and had to be inventoried. Now, an item has to be over \$1,000 to be considered as such.

In 1978, still under the Rampton administration, the Human Services building located on North Temple was built. It is interesting to note that at that time, Health and Corrections were part of Social Services, making it the second largest department in the state (Department of Transportation was the largest).

Rampton favored renting the office space needed, but the State Hospital and the Training School owned their buildings, and both had large farms which provided much of the food needed. John remembers that when the new administration building was built for the State Hospital, it was dubbed the "White Castle." Under Scott Matheson's administration the state purchased land and built state-owned buildings.

John remembers how, under Rampton's administration, state employees received a 13½% raise, and how thrilled they were! We can't really complain, because during the last four years of Matheson's tenure and the first two years of Bangerter's, state wages were frozen – one of his not-so-fond memories.

John remarks that highlights of his career included traveling all over

Utah auditing buildings and inventorying equipment. He states that there are only three areas in the state that he has not traveled to; the four corners, and the northeast and northwest corners. He traveled all over, flying in a small plane to the Navajo Mountain in Blanding to verify that a Blazer actually existed (he says you haven't lived until you have experienced a plane ride like that), to Montezuma Creek to verify that a typewriter still existed, so if anyone needs directions to anywhere in Utah, ask John! He has enjoyed meeting and working with all the different people all over the state that he has met.

One of the most interesting projects John worked on was remodeling the Human Services loading dock. Sheets of ice falling from the roof had caused an extremely dangerous situation, and John worked with Jack Quintana (who at the time was part of the Utah State Building Board) to get it remodeled.

Another project was the remodel of the underground parking structure at the Human Services building. Even though it actually needed to be torn down and rebuilt, it was decided to remodel and John coordinated this effort.

During John's employment the Health Department, 44 Medical Drive Laboratory, many outlying buildings for Human Services, and the State Hospital in American Fork were built. It is interesting to note that the State Training School (also in American Fork), once owned one of the original carousels built in the 1890's, of which there were only three. This particular one had originated at the Saltair Resort, and had been

donated to the training school. However, because of liability and risk costs, it was necessary for the school to sell the carousel. The other two original carousels reside at Liberty Park and Lagoon. These are antiques, and are extremely valuable.

John has witnessed a great deal of change during his career, when he started, computers were not in use, and the first computer for the department (built by IBM), filled the data processing building, an area as big as the 4130 office. Instead of entering information directly into the computer, it was first entered onto punch cards, which were inserted into a reader, feeding the information into

the computer. He remarks that now, everything is electronic and automated -- he still remembers printing the checks for the welfare clients on paper, bursting, folding, stuffing, and mailing them out. He remembers that one of the first "laptops" the department had was so big, it had to be moved with a cart.

John also witnessed the tornado damage, destruction, and the clean up and rebuilding that went on.

John is looking forward to traveling during his retirement. His first trip will be to visit a sister in Yellowstone. John has two other sisters, and several nieces and nephews whom he will be spending time with.

John is another one of our employees that has witnessed huge amounts of change, phenomenal growth, and great strides in technology. His career has been varied, interesting, challenging, and eye-opening. We, who know John, recognize that whatever he did for the state, he gave it his all. We will miss his friendly nature, but we are glad that he has the opportunity to do some of the things he looks forward to. We wish John the best, and say to him, Happy Traveling!

Article submitted by Priscilla Anderson. Thanks Priscilla!

Thanks Priscilla!

Division Updates

CONGRATULATIONS:

Mike Ambre is marrying Rachel Hibler on Saturday the third of August. Good luck Mike and Rachel.

Congratulations also go out to **Debbie Topham**, she married Rick Ebert on June 22nd. Best wishes Debbie and Rick.

DFCM would like to congratulate **Priscilla Anderson** for completing all three series of the Certified Public Managers program. Priscilla graduated from CPM on 7/30/02. Way to go Priscilla!

TRANSFERS:

Tom Halladay has accepted the position of Groundskeeper at the Provo Regional Center. Tom has been working as a General Maintenance Worker. Good Luck Tom.

Paul Rendon is transferring to the South County Complex. Thanks for the great job you've done on Capitol Hill, we wish you well in your new assignment.

FAREWELL:

After 63 years of combined service **Richard Esta and John Meng** are retiring. We'd like to invite you to attend a farewell gathering in their

honor at an Open House to be held: August 29, 2002
2:00-4:00 pm
Room 4112 State Office Building.

As most of you know **Jack Quintana** will be retiring soon. Please watch for information to be distributed regarding an Open House that will be held in Jack's honor.

*Contributions from staff are always welcome!
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Additional contributors listed with articles.*

GUESS WHO ???

Congratulations to Dave Williams for guessing the spotlight from last months newsletter. The Guess Who spotlight from July was Isabel Lopez



Hobbies: Golf, Boating, Fly Fishing
Hero: Father
Favorite Color: Purple
Favorite Food: Sushi
Favorite Song: I am the Eagle (John Denver)
Favorite Movie: Pale Rider, Crouching Tiger
Hidden Dragon
Favorite Team: Jazz
Favorite Sport: Basketball
Least Favorite Food: Raisons
Favorite TV Show: NOVA
Favorite Actress/Actor: Jayne Seymour-
Clint Eastwood
Favorite Holiday: Christmas
Notable Achievement: Climbed the Middle Teton (twice)